
Case Number	18/03366/LBC (Formerly PP-07192856)
Application Type	Listed Building Consent Application
Proposal	Change of use from public house (Use Class A4) to a restaurant/cafe (Use Class A3) including demolition of existing garage and store/toilets and erection of a single-storey extension, external alterations including building signs, provision of an outdoor seating area, drive-thru facility, associated access, car parking and landscaping
Location	Carbrook Hall Hotel 537 Attercliffe Common Sheffield S9 2FJ
Date Received	03/09/2018
Team	City Centre and East
Applicant/Agent	DLP Planning Ltd
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

4428 A000 - Location plan
4428 A005 Rev B as amended by 4428 A 02 003 Rev H - Proposed plans
4428 A006 Rev F - Proposed elevations
4428 A02 105 Rev B - Site Sections
4428 A008 Rev B - Extension visuals
Proposed extension visuals
4428 A 02 002 Rev M - Site plan proposed
4428 A 02 103 Rev D - Landscaping

4428 A 02 003 Rev H - Floor plan proposed
18-529 - Starbucks signs Rev 1- received by email on 12.11.18

Reason: In order to define the permission.

Pre-Commencement Condition(s)

Pre-Occupancy and Other Stage of Development Condition(s)

3. Before any of the following works commence full details shall be submitted to and approved by the Local Planning Authority.
 - Render paint colour and supergraphic sign colour
 - External light fittings and means of external illumination to roundel individual letter signs
 - Replacement entrance doors
 - Edging to drive through lane

Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the special character of the listed building.

4. Prior to the use commencing the stonework shall be treated in accordance with the following details:
 - Marked up elevations MF/1754/03, 02, 01
 - Itemised schedule of defects Bullen Construction dated Oct 2018,
 - Mortar restoration/stone indent repairs to loose and spalled masonry task briefing number 00001
 - Report of defective mortar joints to side elevation task briefing number 00003
 - DOFF cleaning works including paint removal task briefing 00001

Prior to the works being carried out a sample area of proposed repairs shall be approved in writing by the Local Planning Authority before that part of the works commences.

Reason: In the interests of preserving the special character of the listed building.

5. Prior to the use commencing, repairs to the following items shall be undertaken and details shall be submitted to and approved by the Local Planning Authority before the work on the items listed commences.
 - Repairs and replacement windows as appropriate including 1 to 20 scaled drawings of any replacements
 - Repairs to the ceiling of the first floor panelled room

- Repairs and replacement of gutters and downpipes including 1 to 20 scaled drawings of any replacements
- Repairs to roof
- Method statement for removing, storing and replacing panelling in the ground floor Oak room and first floor Panelled room in order to carry out damp treatment works
- Repainting of decorative plaster work in the Oak Room and first floor panelled room

Thereafter, prior to the occupation of the development, the works shall be implemented in accordance with the approved details.

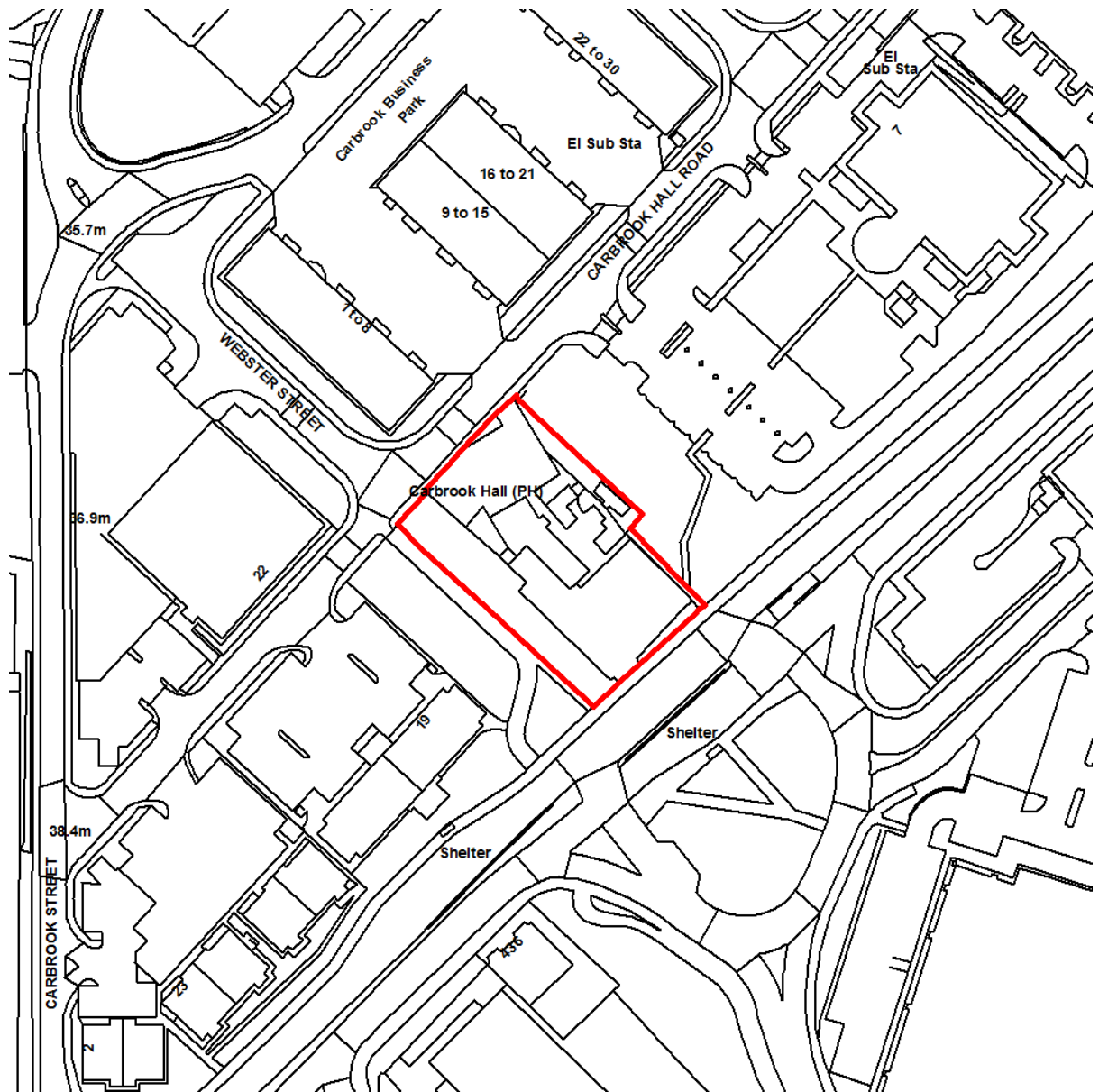
Reason: In the interests of restoring and preserving the special character of the listed building.

6. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

Other Compliance Conditions

Site Location



© Crown copyright and database rights 2016 Ordnance Survey 10018816

For main report see 18/03365/FUL

This page is intentionally left blank